

This Instrument prepared by & return to

*Name: Frances C. Lowe, Esq.
Frances Casey Lowe, P.A.
Address: 68-A Feli Way
Crawfordville, Florida 32327*

*Parcel ID: 29-3S-01E-166-05506-34B
Location: 645 River Plantation Road, Crawfordville, FL*

**QUIT CLAIM DEED
WITH RESERVED ENHANCED LIFE ESTATE**

THIS QUIT CLAIM DEED ("Deed"), is made this 15th day of August, 2024, by Jimmy Hudson a/k/a James L. Hudson, III and Laura Hudson, Husband and Wife, whose address is 645 River Plantation Road, Crawfordville, Florida 32327 hereinafter called the ("Grantors"), to Jimmy Hudson a/k/a James L. Hudson, III and Laura Hudson, Husband and Wife, whose address is 645 River Plantation Road, Crawfordville, Florida 32327, hereinafter called (the "Life Estate Grantees") and Benjamin Cole Hudson, a single man, whose address is 1400 Shim's Boulevard, Killeen, Texas 76543 and Susan Nicole Hudson, a single woman, whose address is 645 River Plantation Road, Crawfordville, Florida 32327, to own as joint tenants with rights of survivorship, hereinafter called (the "Remainder Grantees").

Where used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WHEREAS: Grantors are transferring all their rights and respective ownership interests they have or may have in the future, with respect to the Property described herein to the Life Estate Grantees and Remainder Grantees; and

NOW THEREFORE SO BE IT: That in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors by these presents do hereby remise, release and quit claim unto the Life Estate Grantees and the Remainder Grantees, all the rights, titles, interests, claims and demands of Grantors' vested interests in and to the described land, situate, lying and being in the Wakulla County, Florida, described hereto and incorporated herein, the "Property".

See Exhibit "A" attached hereto and incorporated herein.

The Property is the constitutional homestead of Grantors/Life Estate Grantees.

Being the same property conveyed to Grantors via Warranty Deed from Wee Country Corporation of Florida, a Florida corporation, dated February 6, 1990, and recorded in Official Records Book 161, Page 928, Public Records of Wakulla County, Florida.

Grantors reserve unto the Life Estate Grantees, for and during the Life Estate Grantees' lifetime, a life estate in the Property, of which grants to Life Estate Grantees, the exclusive possession, use and enjoyment of the rents and profits of the Property without any liability for waste. Grantors further reserve unto the Life Estate Grantees, for and during the Life Estate Grantees' lifetime, the right to sell, lease, encumber by mortgage, pledge, lien or otherwise manage or dispose of, in whole or in part, or grant any interests in the Property, by gift, sale or otherwise, so as to terminate the interests of the Life Estate Grantees and the Remainder Grantees, and with full power and authority to retain any and all proceeds generated thereby, as the Life Estate Grantees in their sole discretion, shall decide. Notwithstanding, neither Life Estate Grantee may dispose of the Property by devise at the time of passing. Grantors further reserve unto the Life Estate Grantees the right without the

joinder of the Remainder Grantees, to cancel this Deed by further conveyance, which conveyance shall terminate any and all rights which the Remainder Grantees may possess by reason of this Deed.

The Remainder Grantees shall hold a remainder interest in the Property, vesting as joint tenants with rights of survivorship upon the death of the last surviving Life Estate Grantee if the Property has not been previously disposed. All remaining rights, titles and interests of the Life Estate Grantees, in and to the Property at the time of death of the last surviving Life Estate Grantee shall fully vest in the Remainder Grantees, subject to taxes, liens, easements and encumbrances existing at such time.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, rights, titles, interests, liens, equity and claims whatsoever of the Grantors, either in law or equity, for the use, benefit and profit of the Life Estate Grantees and the Remainder Grantees forever.

IN WITNESS WHEREOF, Grantors have executed this instrument the day and year first above written.

Information contained herein was furnished by Parties and not verified by Preparer. This document prepared without the benefit of a title search and is based solely on facts provided by either of the Parties or their agent(s). No title policy is being issued.

Signed and sealed in the presence of:

Grantors:

Chrissy Summer
Witness Signature

Jimmy L. Hudson III L.S.
JIMMY HUDSON a/k/a JAMES L. HUDSON, III

Chrissy Summer
Printed Name

68-A Feli Way, Crawfordville, FL 32327
Address

Kevin S. Smith
Witness Signature

Laura Hudson L.S.
LAURA HUDSON

KEVIN S. SMITH
Printed Name

68-A Feli Way, Crawfordville, FL 32327
Address

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 1st day of August, 2024 by Jimmy Hudson a/k/a James L. Hudson, III and Laura Hudson, Husband and Wife, who are personally known to me or have produced _____ as identification.

Michelle Maloni
Michelle Maloni
Print Name
Notary Public
My Commission Expires: 9-23-24



EXHIBIT "A"

Lot 34, Block B, of RIVER PLANTATION ESTATES, Unit 2, according to the plat thereof recorded in Plat Book 2, pages 59-61, public records of Wakulla County, Florida, said lots lying in Section 21, Township 3 South, Range 1 East, Wakulla County, Florida.

SUBJECT TO Declaration of Restrictions, Covenants, Easements and Reservations applicable to RIVER PLANTATION ESTATES recorded in Official Records Book 93, Pages 716-737, public records of Wakulla County, Florida.

FURTHER SUBJECT TO documents pertaining to WAKULLA RIVER CLUB, INC. (Homeowner's Association).

FURTHER SUBJECT TO real estate taxes assessed against the property for the year of the closing and subsequent years.

FURTHER SUBJECT TO zoning and governmental regulation of land use.

FURTHER SUBJECT TO mineral rights previously reserved of record and any other easements, reservations and restrictions of record.

FURTHER SUBJECT TO any adverse claim to any portion of the land which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.